



EVANS & PARTRIDGE

JESSAMINE
KINGS SOMBORNE, STOCKBRIDGE















JESSAMINE, ROMSEY ROAD, KINGS SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6PP

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME, RECENTLY REMODELLED AND TASTEFULLY MODERNISED THROUGHOUT, OFFERING SPACIOUS LIVING, FOUR BEDROOMS, AND AN ATTRACTIVE LEVEL SOUTH-EASTERLY FACING LANDSCAPED GARDEN BACKING ONTO PLAYING FIELDS

**SITUATED IN THE HEART OF THE VILLAGE
BACKING ONTO PLAYING FIELDS
CLOSE TO VILLAGE HALL, SHOP/PO AND PRIMARY SCHOOL
EXCELLENT WALKS FROM THE GATE
WELL-PRESENTED ACCOMMODATION - LANDSCAPED GARDEN
SET BACK FROM THE ROAD WITH PARKING AND A GARAGE**

OFFERS INVITED AROUND: £600,000 Freehold

DESCRIPTION

A detached house situated in the heart of the village, this property benefits from PV/solar panels on the south-facing roof, along with off-road parking and a garage. The beautifully presented and fully modernised accommodation is light and airy throughout, comprising a spacious central reception hall with a cloakroom and concealed laundry area, a sitting room with fireplace and log burner opening into a family area with folding glazed doors to the rear garden, and a modern kitchen/dining room with integrated appliances, reconfigured to the front of the house allowing additional glazed doors to the terrace and rear garden. The first floor offers a principal bedroom with dressing area and en suite, three further bedrooms, and a family bathroom. The south-east facing rear garden is a good size, level and well enclosed, with a gate providing direct access to large playing fields and countryside walks.

LOCATION

The property is situated in the village of Kings Somborne, which offers everyday facilities including a post office/store, primary school and church. The picturesque town of Stockbridge, traversed by the River Test, is just five minutes away to North, the abbey town of Romsey is approximately seven miles to the South, and the cathedral cities of Salisbury and Winchester are both within a half hour drive. There are also excellent road links to London and the West Country via the M3 and A303 and also to the South Coast.

ACCOMMODATION

Approach

Stone edged gravel path to front entrance. Outside light with sensor and pastel coloured composite door with high level obscure glazed panel leading into:

Large Central Reception Hall	Herringbone oak effect flooring throughout. Window to the front aspect. Staircase with balustrade to one side rising to the first floor with storage recess beneath. High cupboard concealing meter and fuse box. Two ceiling light points. Ceiling coving. Built in double cupboard with shoe storage beneath useful shelving. This cupboard also houses the inverter for the solar PV panels. Panelled doors to sitting room, open plan kitchen/diner and:
Laundry and Cloakroom	White suite comprising pedestal wash hand basin with metro tiled splash back, mixer tap and mirror above. Low level WC to one side with obscure glazed window over and chrome towel radiator. Full height shelved cupboard with roll top sill to one side with space and plumbing beneath for washing machine. Double doors to understairs cupboard. LED ceiling down lighters.
Sitting Room	Wide picture window to the front aspect. Central open fireplace with Hamlet cast iron log burning stove standing on raised granite hearth. Recesses to either side of chimney breast. Herringbone oak effect flooring throughout. Two ceiling light points. Wide opening to one end of the room into living area featuring wide aluminium frame folding doors opening onto the rear garden. Herringbone oak effect flooring continues. Deep alcove with window to side aspect. LED down lighters and coving.
Kitchen/Diner	Kitchen: Ceramic 1½ bowl sink unit with drainer and central mixer tap. A range of two tone high and low level cupboards and drawers including deep pan drawers and high level open fronted shelving. Tall larder style cupboard with soft close internal drawers. Two floating oak display shelves. Roll top work surfaces with similar upstand. Inset four zone Neff induction hob with coloured glass splash back and flush extractor fan and light over. Integrated eye level Neff combination oven with Neff oven and grill under, deep warming drawer beneath. Under counter wine fridge. Integrated dishwasher. LED down lighters. Herringbone oak effect flooring. Picture window to the front aspect and full width opening into dining area. Dining Area: Space for family dining table. Herringbone oak effect flooring continues. Glazed double doors opening onto the rear terrace and main garden. LED down lighters.

FIRST FLOOR

Central Landing	Split level. Balustrade continues overlooking the stairwell. Ceiling coving. Pendant light point. Loft hatch. Wide panelled doors lead to bedrooms and family bathroom.
Principal Bedroom	Double bedroom with a large picture window overlooking the rear garden, playing fields and countryside beyond. Central pendant light point. Ceiling coving. Additional loft hatch. Door to en suite shower room and wide opening into:
Dressing Area	LED down lighters. A range of built in cupboards, part hanging/part shelved; one containing a pressurised hot water cylinder and airing shelving.
En Suite Shower Room	White suite comprising wall hung wash hand basin with central mixer tap, glass sill and electric mirror above. Low level WC. Frameless glass screen with opening into a walk in wet area with overhead and hand held shower attachments, controls to one end, porcelain tile surround. Part porcelain tiled walls and similar flooring. Chrome towel radiator. Shaver socket. Obscure glazed window. LED down lighters and extractor fan.
Bedroom Two	Wide picture window to the front aspect. Central pendant light point. Ceiling coving. Built in double wardrobe.
Bedroom Three	Two square windows to the front aspect. Central pendant light point and coving.

Bedroom Four	Window to the rear aspect overlooking the main garden and towards playing fields. Central pendant light point. Ceiling coving.
Family Bathroom	White suite comprising panelled bath with mixer tap to one end and mixer shower above with overhead and hand held attachments. Porcelain tile surround with central textured feature and folding glass shower screen. Wash hand basin with mixer tap built into tiled sill. Low level WC with concealed cistern to one side. Chrome towel radiator. Shaver socket. Obscure glazed window. Slate effect flooring. LED down lighters.
OUTSIDE	The property is set back from the Romsey Road and owns a wide grass verge with a line of mature trees including a large Silver Birch. Tarmac access road leads to the front of the house and onto a tandem parking area along the flank wall. To the rear of this there is a brick single garage/workshop with up and over door to front, personnel door to side, light and power connected and housing a Grant oil fired boiler.
Rear Garden	Comprises a sandstone and white gravelled terrace area wrapping round the rear of the house and accessed from the main living zones. Timber edged gravel path leads to the rear boundary where there is a gate beneath a curved hedge providing direct access onto the village playing fields, hall and countryside beyond. Large level lawn, dissected by path, with brick edged herbaceous borders containing roses, flowers, herbs and a number of topiary specimen trees. The garden is well enclosed by a mixture of fencing. A raised oil tank and useful timber shed, with adjoining log store, is located behind the garage.
Services	Mains water and drainage. Oil fired central heating. Broadband 36 mbps. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6PP
Council Tax	Test Valley Borough Council - Band F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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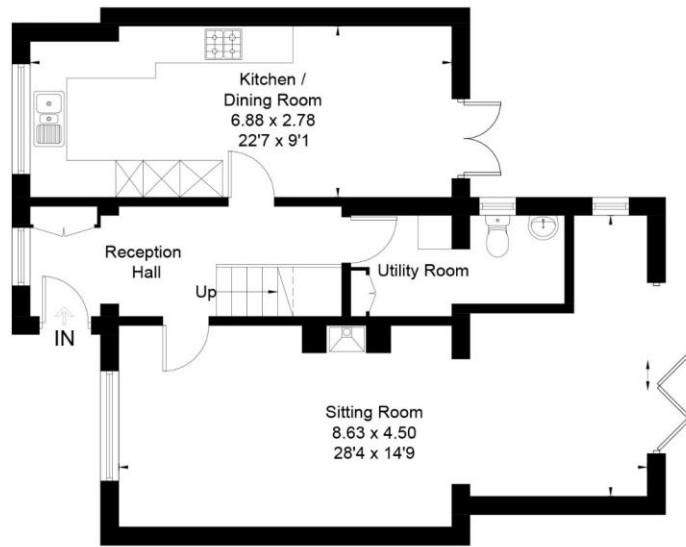
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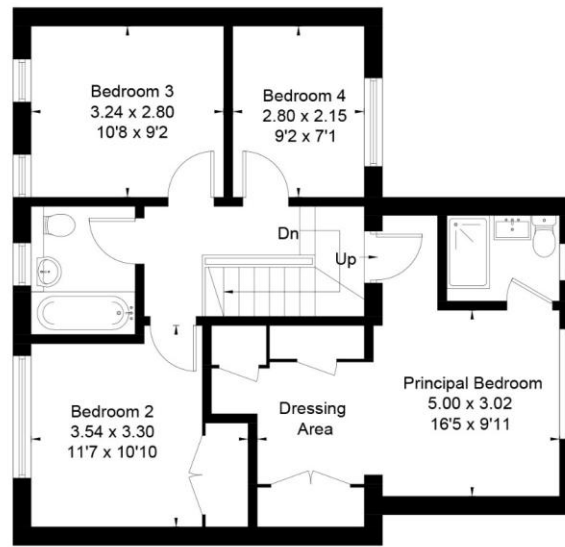
Approximate Floor Area = 125.8 sq m / 1354 sq ft
 Outbuildings = 13.8 sq m / 148 sq ft
 Total = 139.6 sq m / 1502 sq ft
 (Excluding Shed)



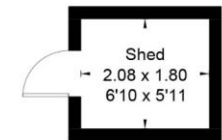
= Reduced head height below 1.5m



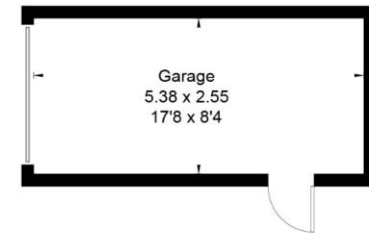
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107858

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 78 C
 Potential: 83 D